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February 29, 2008

**VIA HAND DELIVERY**

Mr. Greg Guernsey  
City of Austin  
Watershed Protection and Development Review Department  
505 Barton Springs Road, 5<sup>th</sup> Floor  
Austin, Texas 78701

Re: Leander Rehabilitation PUD Amendment #6 - C814-97-0001.05 (the  
"Application")

Dear Mr. Guernsey:

This firm represents and this letter is submitted on behalf of Pacific Summit Partners, LLC, the Applicant and Owner in the above referenced Application. The purpose of this letter is to state the Owner's intent to include green building and water conservation methods within the portion of the PUD owned by the Applicant. The portion of the Leander Rehabilitation PUD owned by the Applicant is designated as CRE areas 1, 2, 3, 5, 10, 11, 12, and 16 (the "Property"), according to the land use plan.

**GREEN BUILDING**

The Property will achieve a two-star rating, as set forth in Austin Energy's Green Building Program, regardless of whether all or a portion of the site is within the Austin Energy service area. In recognition that green building is likely to change during the course of the development of the Property, the Owner and applicable staff from the energy provider may jointly agree upon other methodology to achieve a two-star rating. As part of the two-star rating, the following items or their equivalent shall be included.

For commercial structures/areas:

1. Attempt to mitigate "heat island" effect through one of the following or an equivalent:
  - a. Open grid paving (less than 50% net impervious) for 50% of parking area

- b. Locate at least 50% of parking underground or in structured parking
  - c. Use high albedo materials on at least 30% of non-roof surfaces
  - d. Vegetative shading of at least 30% of non-roof impervious surfaces within 5 years
- 2. Utilize Texas sourced materials for at least 30% (\$ value) of project building materials for the commercial areas within the project, inclusive of site and infrastructure construction
- 3. Provide a more energy efficient building through the use of one of the following:
  - a. Install high albedo roof with a solar reflectance of 75% (<2:12 pitch) or 45% (≥2:12 pitch) for 90% of roof area
  - b. Install a vegetative roof for 50% of roof area
  - c. Install a combination of high albedo/vegetative roof for 75% of roof area

For commercial and residential structures/areas utilize materials and standards or an equivalent designed to:

- 4. Reduce building energy usage compared to City of Austin Energy Code requirements by at least 25%.
- 5. Implement integrated pest management (IPM) plan to minimize environmental impact and use least toxic practices for site and building management.
- 6. Reduce outdoor water usage by 50% from current baseline averages.
- 7. Reduce indoor water usage by 25% from current baseline averages.

## **WATER CONSERVATION**

On August 24, 2006, the City of Austin Council passed Resolution No. 20060824-061 that created a task force with the goal of drafting a policy document consisting of strategies and implementation plans for reducing peak water use by 1% per year for ten (10) years. The Owner has recognized this future policy and has committed to implement the following strategies immediately.

- 1. Prohibit inefficient plumbing fixtures
- 2. Establish efficiency requirements for cooling tower management
- 3. Establish efficiency standard for commercial clothes washers
- 4. Limit frequency, timing, and method of outdoor watering

5. Require new residential irrigation systems to meet design standards and permitting requirements
6. Require homebuilders to offer a "WaterWise" landscape option
7. Require analysis of automatic irrigation systems
8. Require water audits for high-volume residential customers
9. Native and/or naturalized plants for landscaping in commercial areas

In addition, the Owner agrees to implement the following water conservation strategies as long as the City Council adopts them citywide within 18 months of approval of the Lakeline Station PUD.

1. Require additional design requirements for commercial irrigation systems and landscapes.
2. Establish soil depth requirements for new landscapes.

Upon review of the Application by the City Council, the Owner intends to execute and submit a restrictive covenant that includes the foregoing in the form of the restrictive covenant for Lakeline Station, which was approved by the City and has been recorded in the Real Property Records.

If you have any questions or need additional information, please feel free to contact me at (512) 435-2301 or Lynn Ann Carley at (512) 435-2378.

Sincerely,



David B. Armbrust

cc: Matt Watson, Mayor's Office  
Tom Nuckols  
Jerry Rusthoven  
Sherri Sirwaitis  
Steve Levenson  
Lynn Ann Carley